| 089.0 | 0001 | 0029.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 899,500 / 899,500 |
| | | | | | USE VALUE: | 899,500 / 899,500 |
| | | | | | ASSESSED: | 899,500 / 899,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 75 | | CHARLES ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SWEET-BLOCK BENJAMIN |
| Owner 2: | DANIELS AMY |
| Owner 3: | |
| Street 1: | 75 CHARLES STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SCHRADER MICHAEL D/LINDSEY G - |
| Owner 2: | - |
| Street 1: | 75 CHARLES STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2228 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8869.000 | 417,900 | 1,400 | 480,200 | 899,500 |
| Total Card | 0.204 | 417,900 | 1,400 | 480,200 | 899,500 |
| Total Parcel | 0.204 | 417,900 | 1,400 | 480,200 | 899,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.73 /Parcel: 403.73

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0029.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 417,900 | 1400 | 8,869. | 480,200 | 899,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 403,400 | 1400 | 8,869. | 480,200 | 885,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 403,400 | 1400 | 8,869. | 480,200 | 885,000 | 885,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 294,100 | 1400 | 8,869. | 487,100 | 782,600 | 782,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 294,100 | 1400 | 8,869. | 363,600 | 659,100 | 659,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 294,100 | 1400 | 8,869. | 329,300 | 624,800 | 624,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 294,100 | 1400 | 8,869. | 315,600 | 611,100 | 611,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 271,700 | 1400 | 8,869. | 267,600 | 540,700 | 540,700 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7201

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SCHRADER MICHAE | 64050-26 | | 8/8/2014 | | 685,000 | No | No | | |
| SOFIS LISA A | 45983-316 | | 8/30/2005 | | 456,200 | No | No | | |
| BARNES JOHN A | 26887-359 | | 12/6/1996 | | 226,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/14/2020 | 765 | Wood Dec | 10,000 | C | | | | |
| 11/28/2018 | 1786 | Foundati | 25,000 | C | | | | |
| 6/24/2015 | 789 | Manual | | | 6/24/2015 | | | Replace insulation |
| 12/18/2014 | 1726 | Manual | 3,891 | | | | | Air sealing and in |
| 6/13/2011 | 568 | Manual | 5,600 | | | | | FINISHED STORAGE |
| 6/30/2010 | 773 | Wood Dec | 12,000 | | | | | NEW DECK18X12 & 15 |
| 5/5/2008 | 439 | Manual | 19,500 | | | G10 | GR FY10 | construct 14 x 16 |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/17/2019 | Permit Visit | DGM | D Mann |
| 10/17/2019 | Left Notice | DGM | D Mann |
| 11/9/2018 | MEAS&NOTICE | CC | Chris C |
| 12/19/2008 | Meas/Inspect | 189 | PATRIOT |
| 12/14/2005 | MLS | MM | Mary M |
| 4/4/2000 | Inspected | 276 | PATRIOT |
| 1/20/2000 | Measured | 163 | PATRIOT |
| 8/6/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8869 | | Sq. Ft. | Site | | 0 | 70. | 0.77 | 5 | | | | | | | | | 480,249 | | | | | | 480,200 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 56236 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

User Acct: 56236
GIS Ref:
GIS Ref:
Insp Date: 11/09/18
!7201!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 05:11:14 |

## LAST REV

| Date | Time |
|---|---|
| 10/26/20 | 09:47:22 |
| danam | |

Patriot Properties Inc.

| Total AC/HA: | 0.20360 | Total SF/SM: | 8869 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 480,249 | Spl Credit | | Total: | 480,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.12127471 |
| Const Adj.: | 0.99890995 |
| Adj $ / SQ: | 123.206 |
| Other Features: | 91500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 438100 |
| Depreciation: | 20153 |
| Depreciated Total: | 417948 |

## COMMENTS

OF=TOILET IN BMT, SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

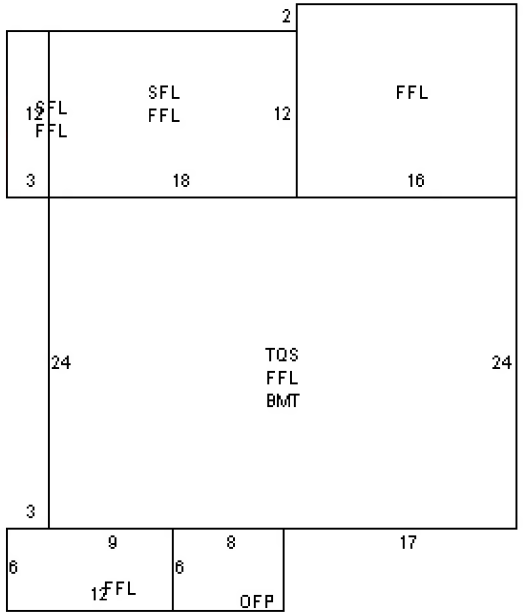
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 135.53 |
| Special Features: | 0 | Val/Su Net: | 135.16 |
| Final Total: | 417900 | Val/Su SzAd | 187.57 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,364 | 123.210 | 168,053 |
| BMT | Basement | 816 | 36.960 | 30,161 |
| TQS | 3/4 Story | 612 | 123.210 | 75,402 |
| SFL | Second Floor | 252 | 123.210 | 31,048 |
| OFP | Open Porch | 48 | 43.950 | 2,110 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,092 | | | Total: | |
| Size Ad | 2228 | Gross Area | 3656 | FinArea | 2228 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 089.0-0001-0029.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 15x5 | G | GD | 2010 | 20.00 | T | 5.4 | 101 | | | 1,400 | | | 1,400 |

| More: | N | Total Yard Items: | 1,400 | Total Special Featues: | | Total: | 1,400 |
|---|---|---|---|---|---|---|---|